

June 9th, 2020 CHAP Hearing

City of Baltimore Commission for Historical and Architectural Preservation



Briefing Session:

- Monthly Statistics
- Tax Credit Report Update
- Helpful Information for Virtual Hearings



Briefing Session

May 2020

Authorizations to Proceed: 75

Tax Credit Preliminary Approvals: 29

Tax Credit Final Certifications: 21

Total Investment through the Tax Credit in May: \$20,252,086



Briefing Session

Key Findings from Draft Report *An Analysis of the Historic Preservation Tax Credit in Baltimore* by consultant Place Economics

- The credit produces value. The properties whose CHAP credits have now expired increased in value from \$17 million in 2000 to \$211 million in 2019. They went from paying city property taxes of \$1.3 million to \$5.9 million.
- In the next nine years, the city can expect \$43 million in additional tax revenues from properties with expiring CHAP credits.
- Because of the private investment and increasing property values, the taxes foregone over ten years are recouped in just over seven years.
- The City of Baltimore is foregoing around \$10 million a year through the CHAP Credit. However, very conservatively, if even 52% of the projects would not have happened without the credit, the City is better off financially than if there were no credit.
- These projects have a “halo effect.” Properties located within 500’ of CHAP credit projects see increases in aggregate property values greater than properties between 500’ and 1000’ of CHAP projects , and significantly greater than the rest of the city. An average of nearly 600 direct and indirect jobs and \$36 million in labor income has been generated each year through CHAP credit projects.
- During the Great Recession, investment in CHAP projects was counter-cyclical, increasing in activity when the rest of the construction activity in Baltimore declined.



Helpful Information for Virtual Hearings



The PowerPoint is available on the CHAP
Website:

<https://chap.baltimorecity.gov/june-9-2020>



- BLUE = ENGAGED / ON
- BLACK = DISENGAGED / OFF
- RED = MICROPHONE IS OFF (always, unless you are speaking)
CAMERA IS OFF

YOUR MICROPHONE

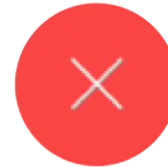
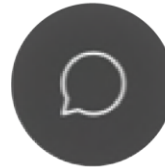
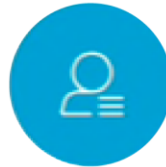
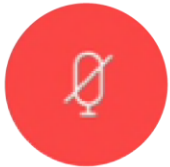
YOUR VIDEO

PARTICIPANTS

CHAT

MORE OPTIONS

LEAVE MEETING





Raise Hand



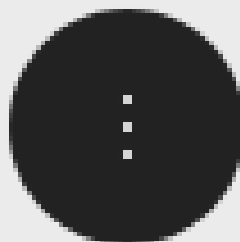
Feedback



Audio connection

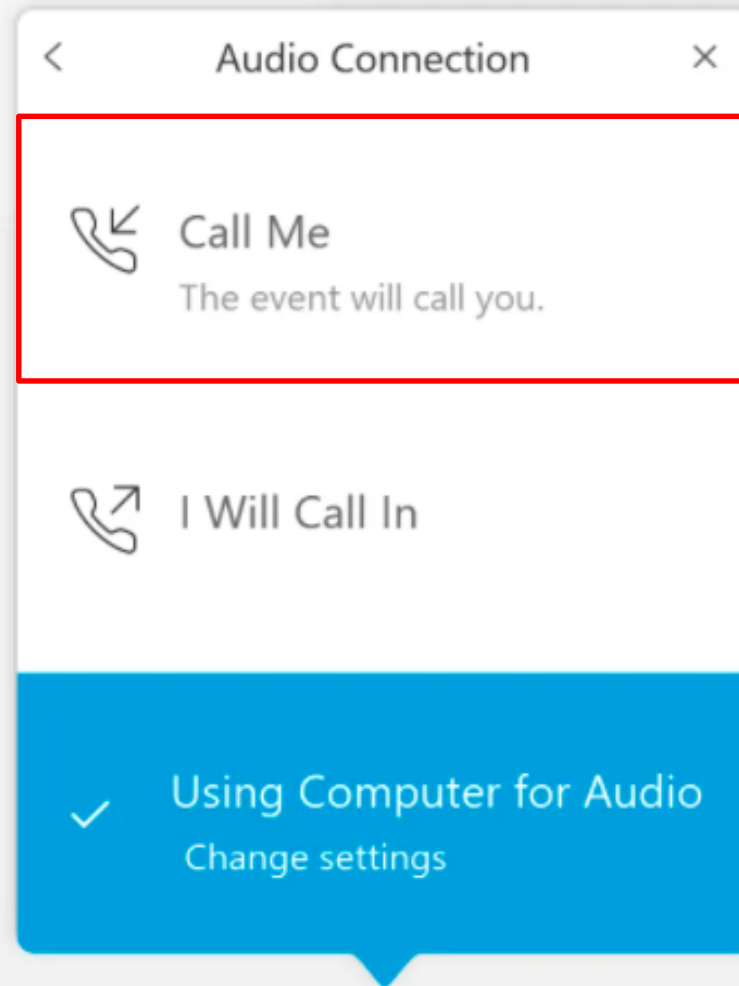


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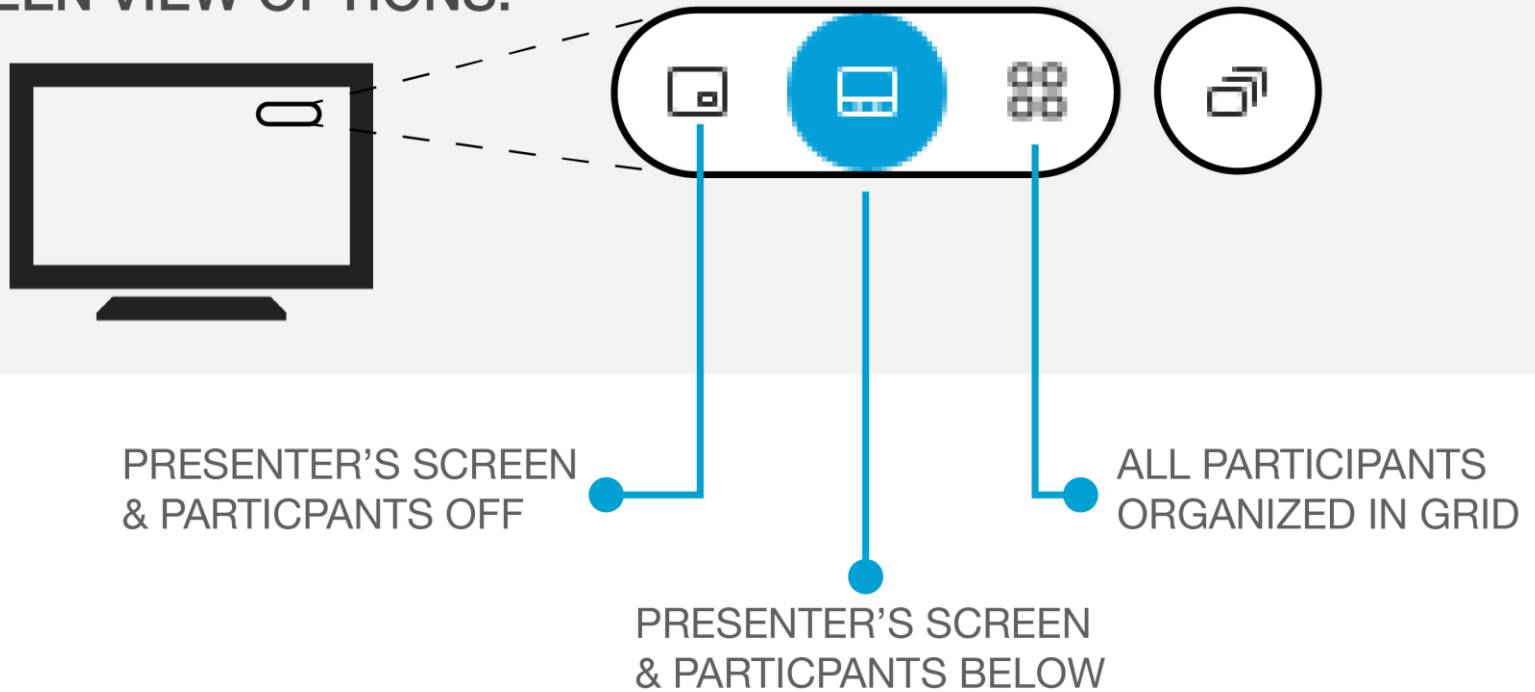


To connect by phone if your computer microphone doesn't work:

- Select "Audio Connection"
- Select "Call Me"
- Agree to switch when dialogue box appears
- Mute your computer speakers to prevent feedback.



SCREEN VIEW OPTIONS:



● BLUE = ENGAGED / ON



BEST PRACTICES FOR VIDEO CONFERENCE PUBLIC MEETINGS

1. Identify yourself before you speak.
2. Mute yourself when you are not speaking.
3. Mute your computer speakers if you are connecting by phone.
4. Speak slowly and clearly.
5. Be present- don't multitask.
6. Be patient with yourself and others.



KEYS FOR THE HEARING

1. Eric will be leading a roll call vote.
2. State your name when you are making a motion or a second.
3. The chair should restate the motion prior to voting.



TAKING PUBLIC TESTIMONY

1. Staff will be coordinating the public testimony. Please be patient.
2. If you are connecting online please use the raise your hand function to indicate that you wish to testify.
3. Each speaker must state their name prior to speaking.
4. Users who call in will be identified by the first 6 digits of your phone number and will be unmuted by the host one-by-one. If you do not wish to testify please say so when you are unmuted.
5. Attendees will hear two beeps when they are unmuted.



June 9th, 2020 CHAP Hearing

City of Baltimore Commission for Historical and Architectural Preservation



Approval of Minutes

May 2020



June 9th CHAP Hearing

City of Baltimore Commission for Historical and Architectural Preservation



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse

REQUEST: Construct 3rd floor addition on 2-story rowhouse

STAFF: Walter W. Gallas, AICP

PETITIONER(S): Tierney Andrew, NW2 Engineers

OWNER: Martin Christensen

RECOMMENDATION: Approval

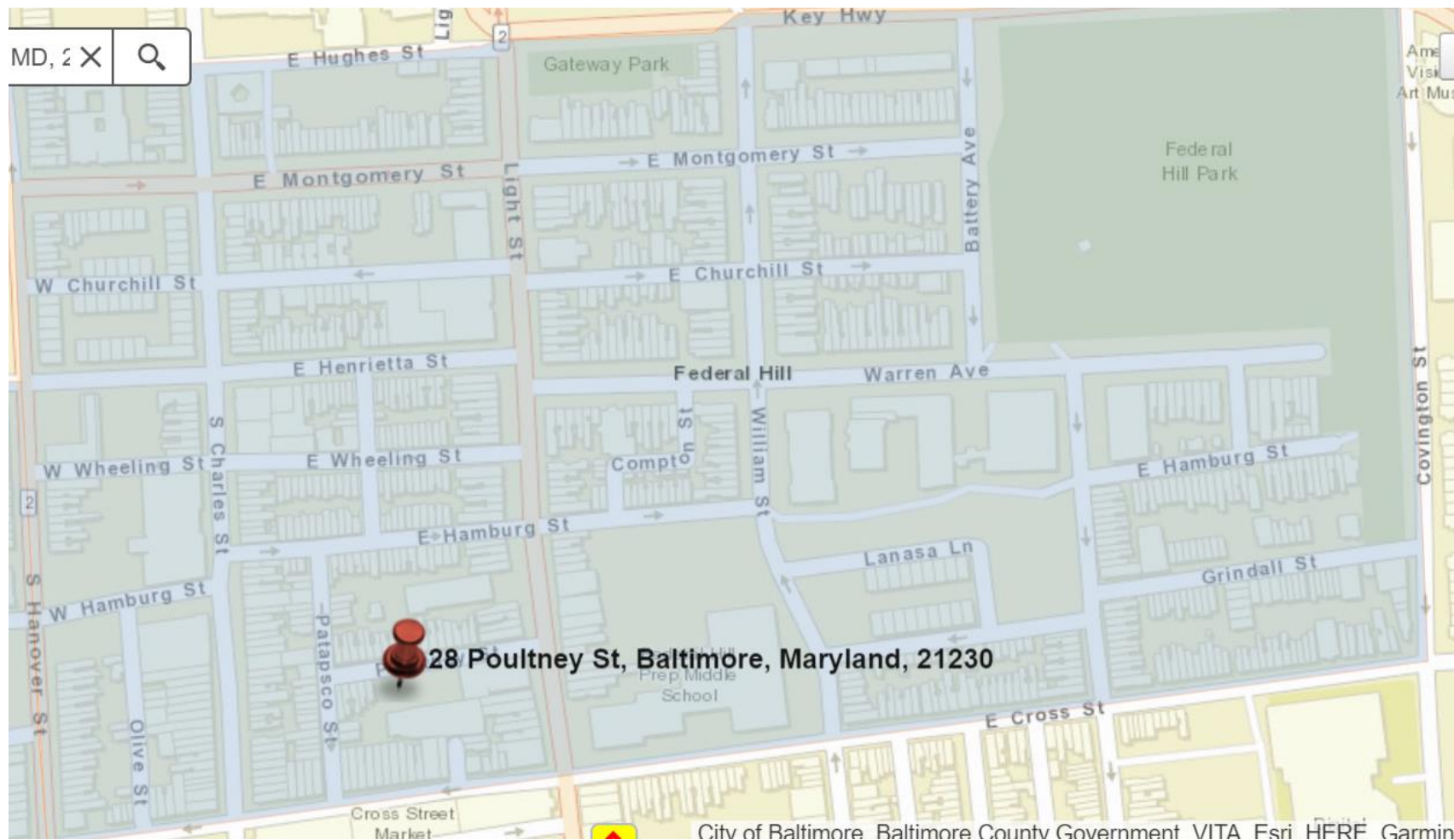


28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse

SITE/HISTORIC DISTRICT



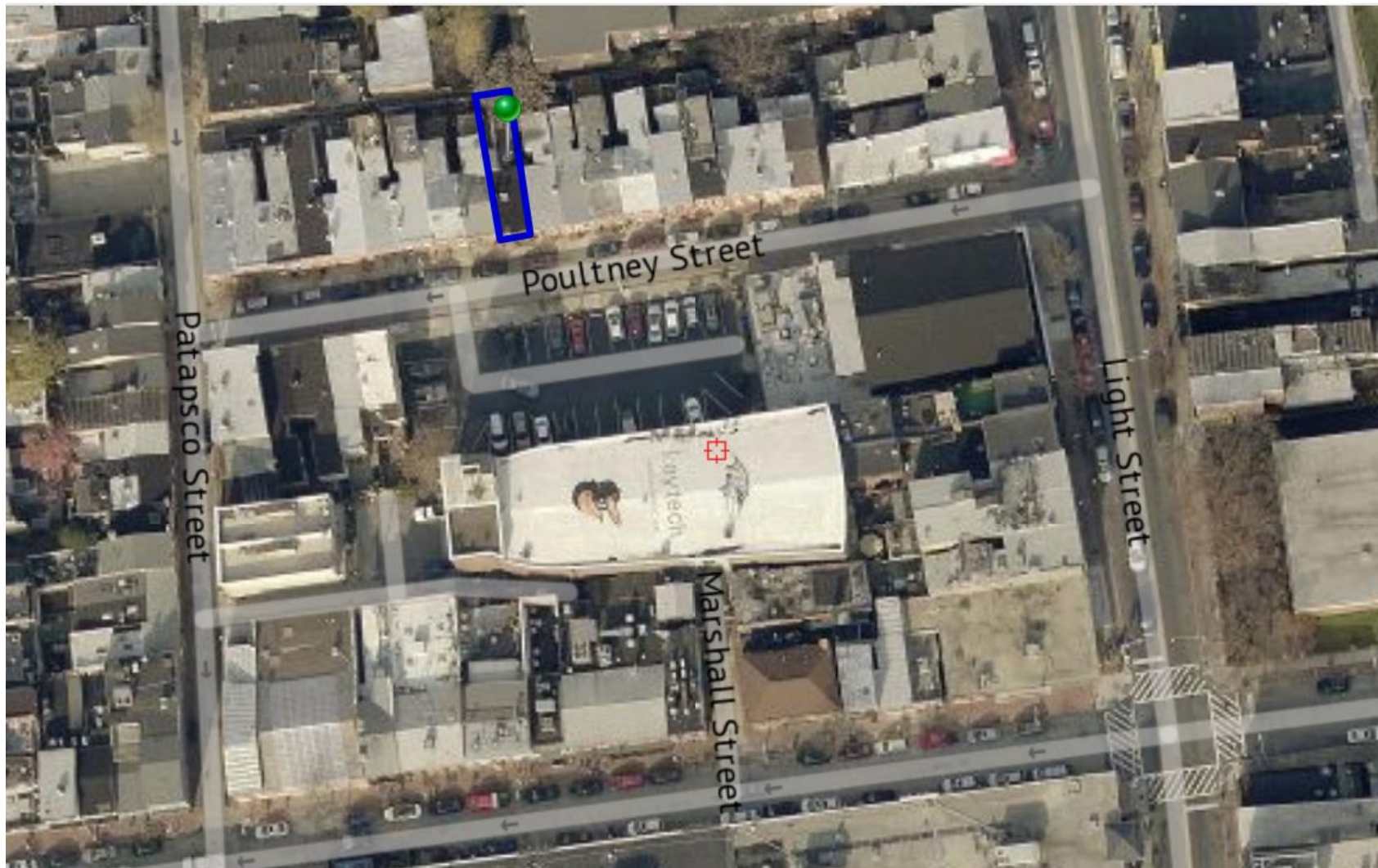
28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



28 Poultney Street in the Federal Hill historic district



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



Overhead view of 28 Poultney Street, December 12, 2015



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



Overhead view of 28 Poultney Street, December 12, 2015



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



Poultney Street looking west from Light Street, May 7, 2020



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



Poultney Street looking west, May 7, 2020



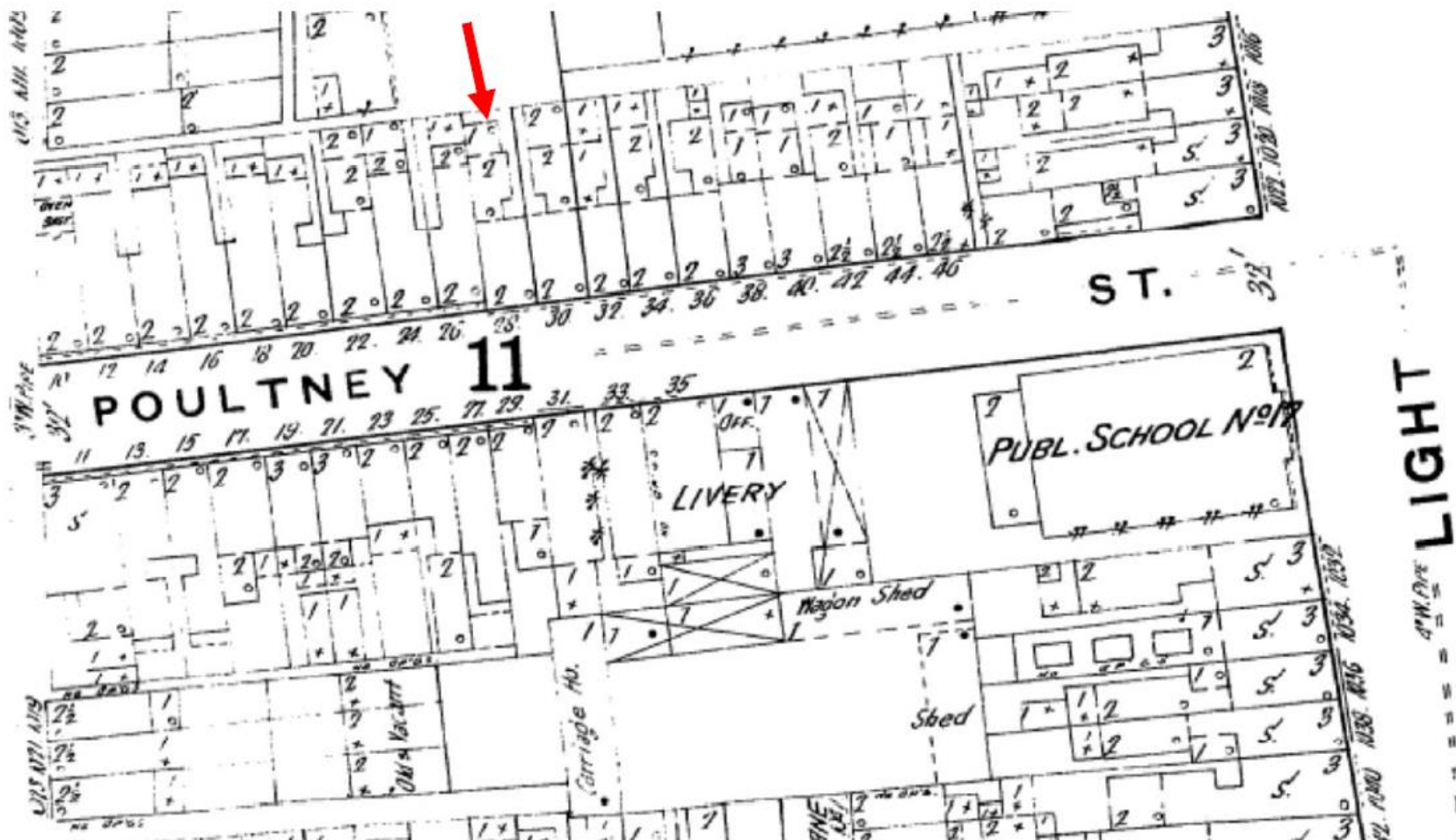
28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



Poultney Street looking west, May 7, 2020



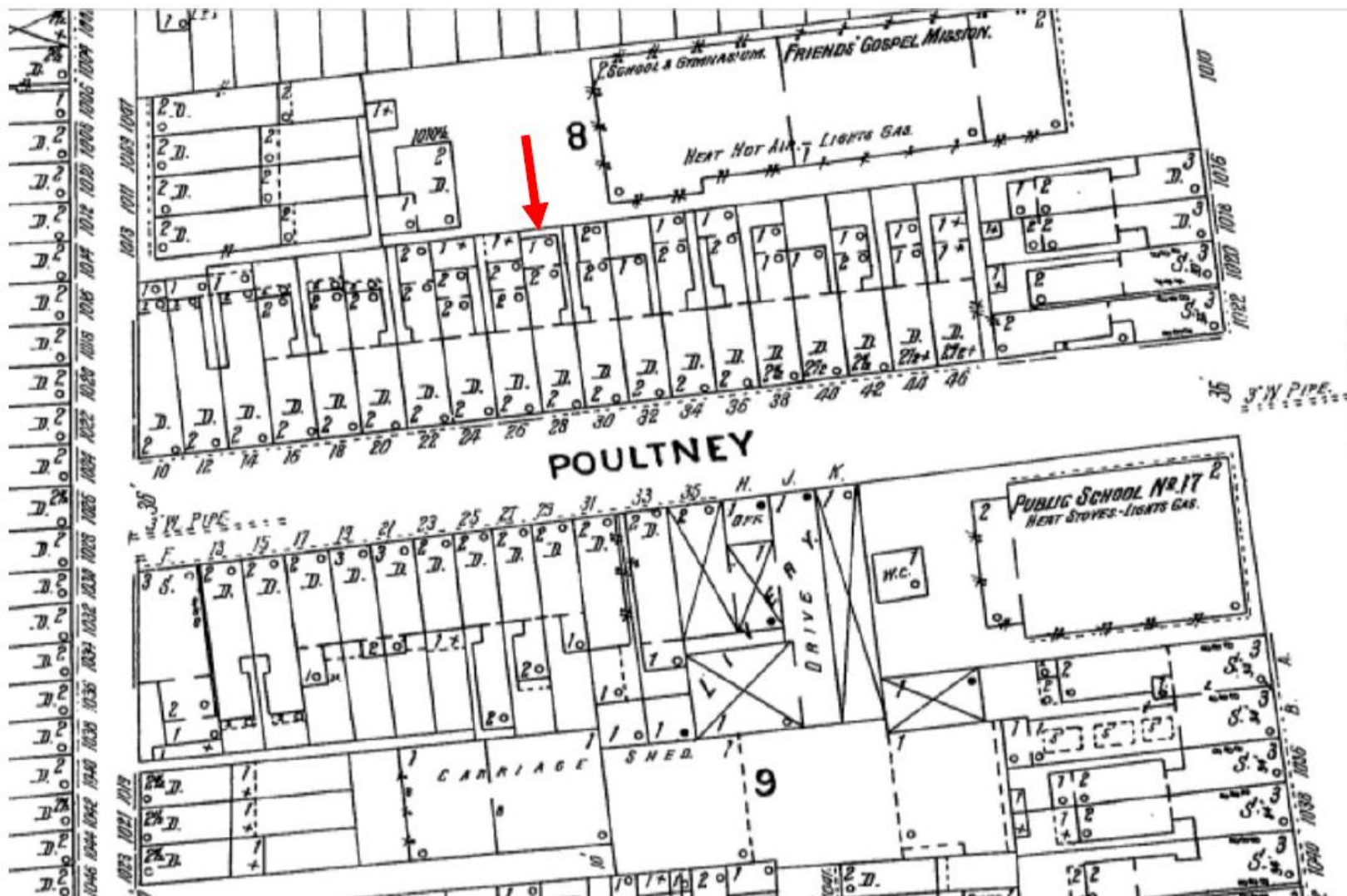
28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



1890 Sanborn Map, 28 Poultney Street



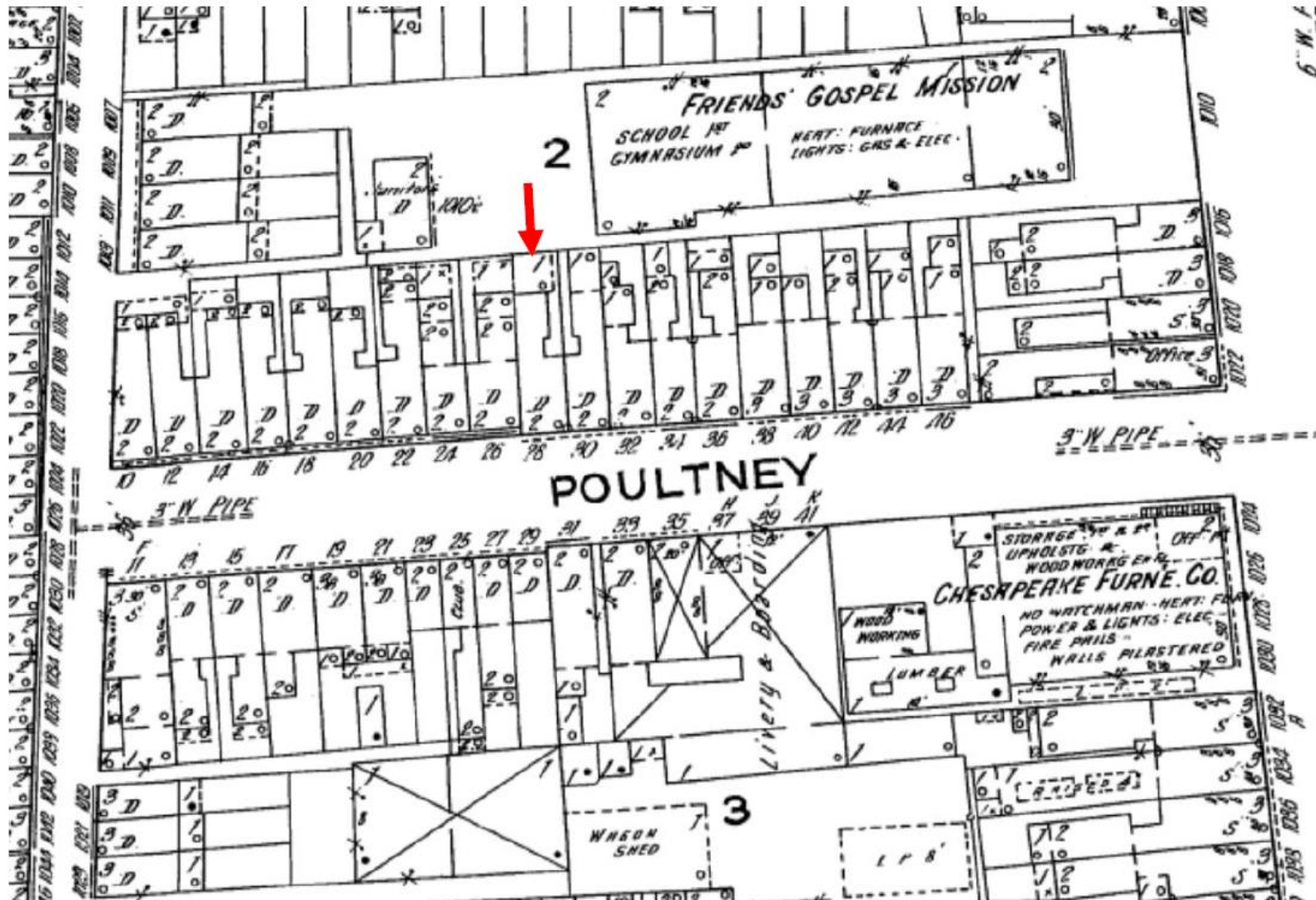
28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



1901-1902 Sanborn Map, 28 Poultney Street



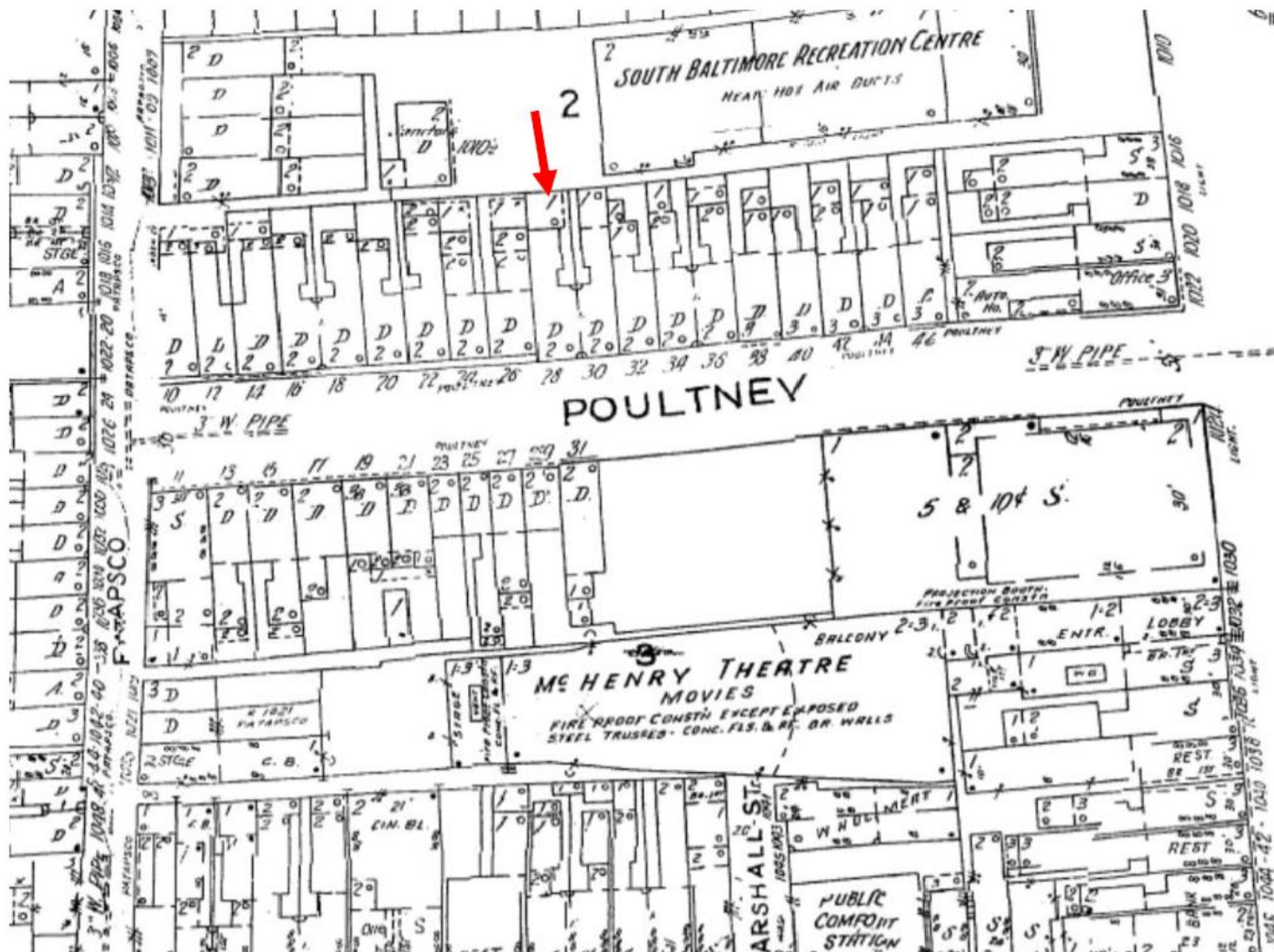
28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



1914-1915 Sanborn Map, 28 Poultney Street



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



1951 Sanborn Map, 28 Poultney Street



BACKGROUND



PROPOSAL



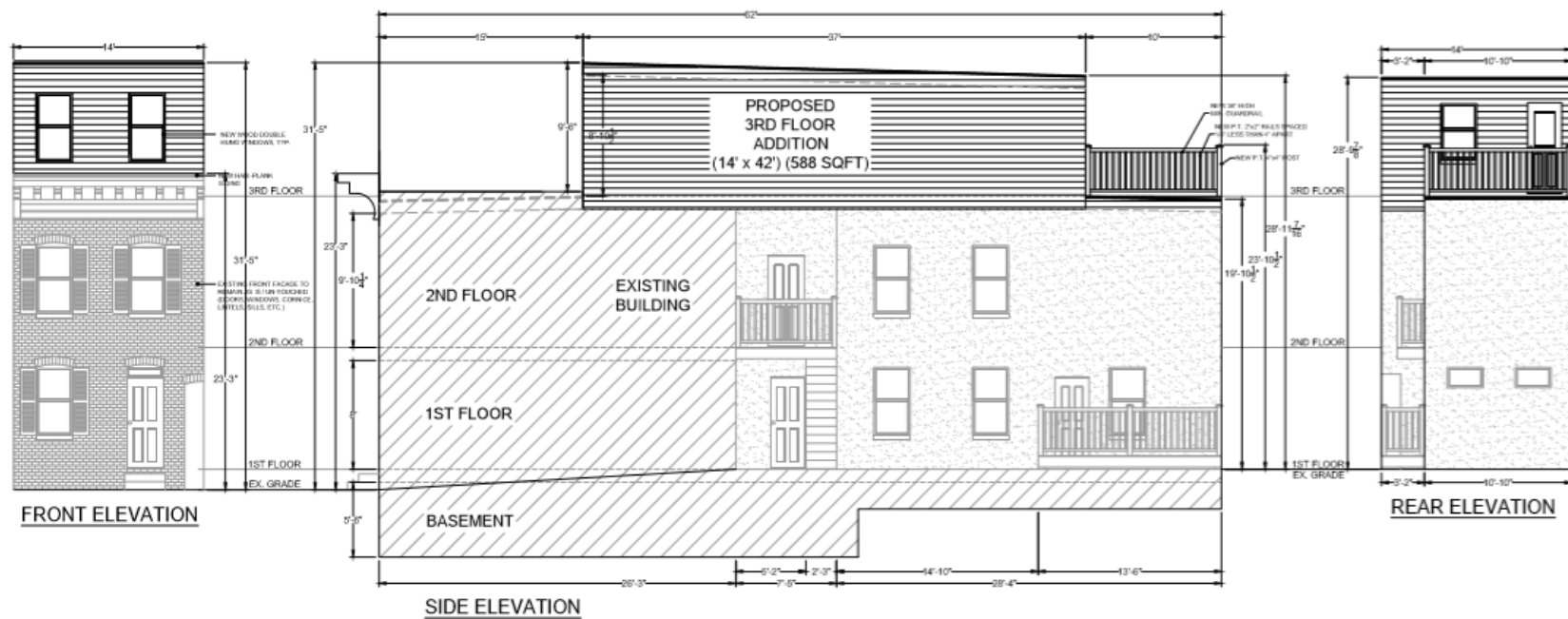
28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



28 Poultney Street looking toward east, May 7, 2020



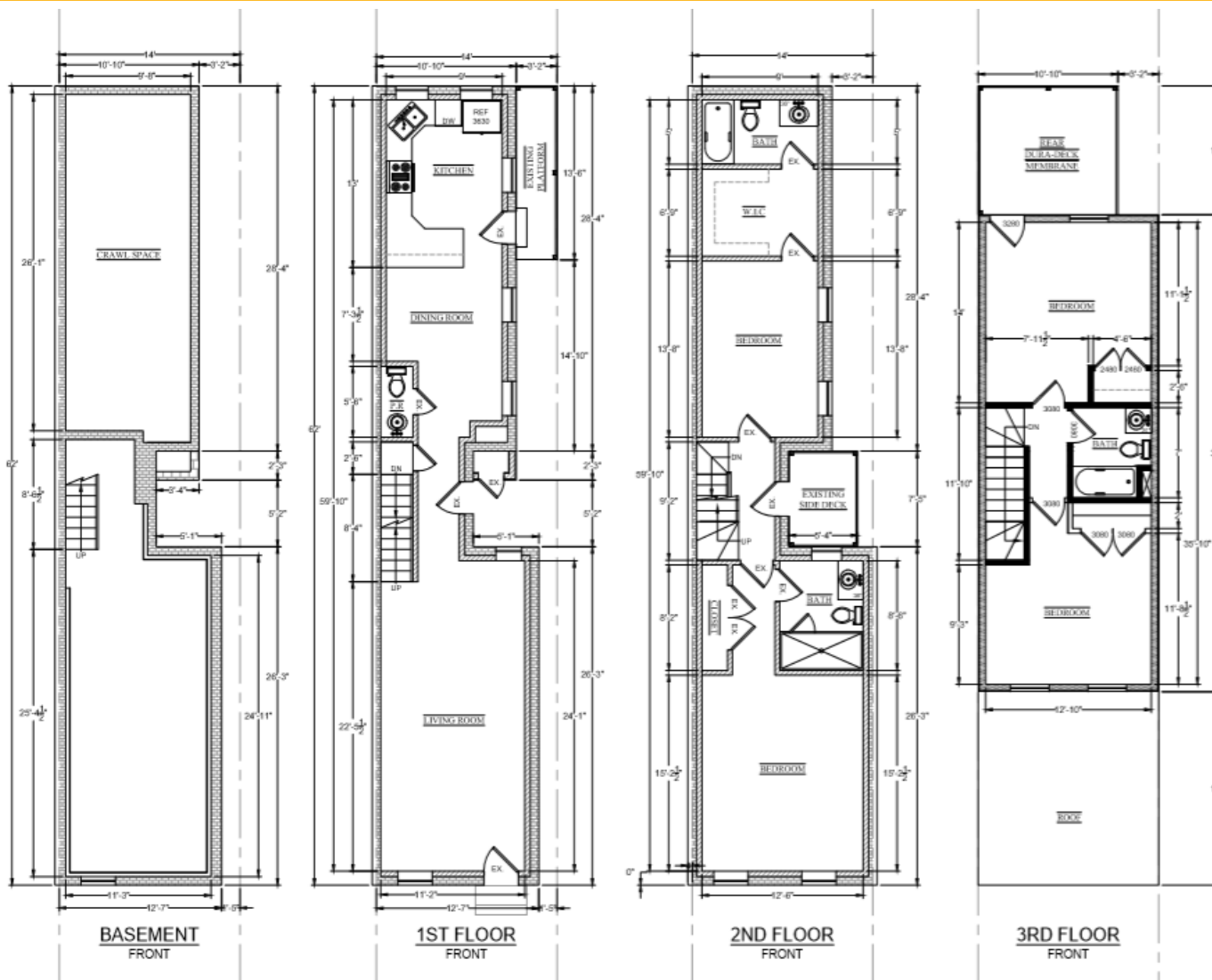
28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



28 Poultney Street – front, side and rear elevations



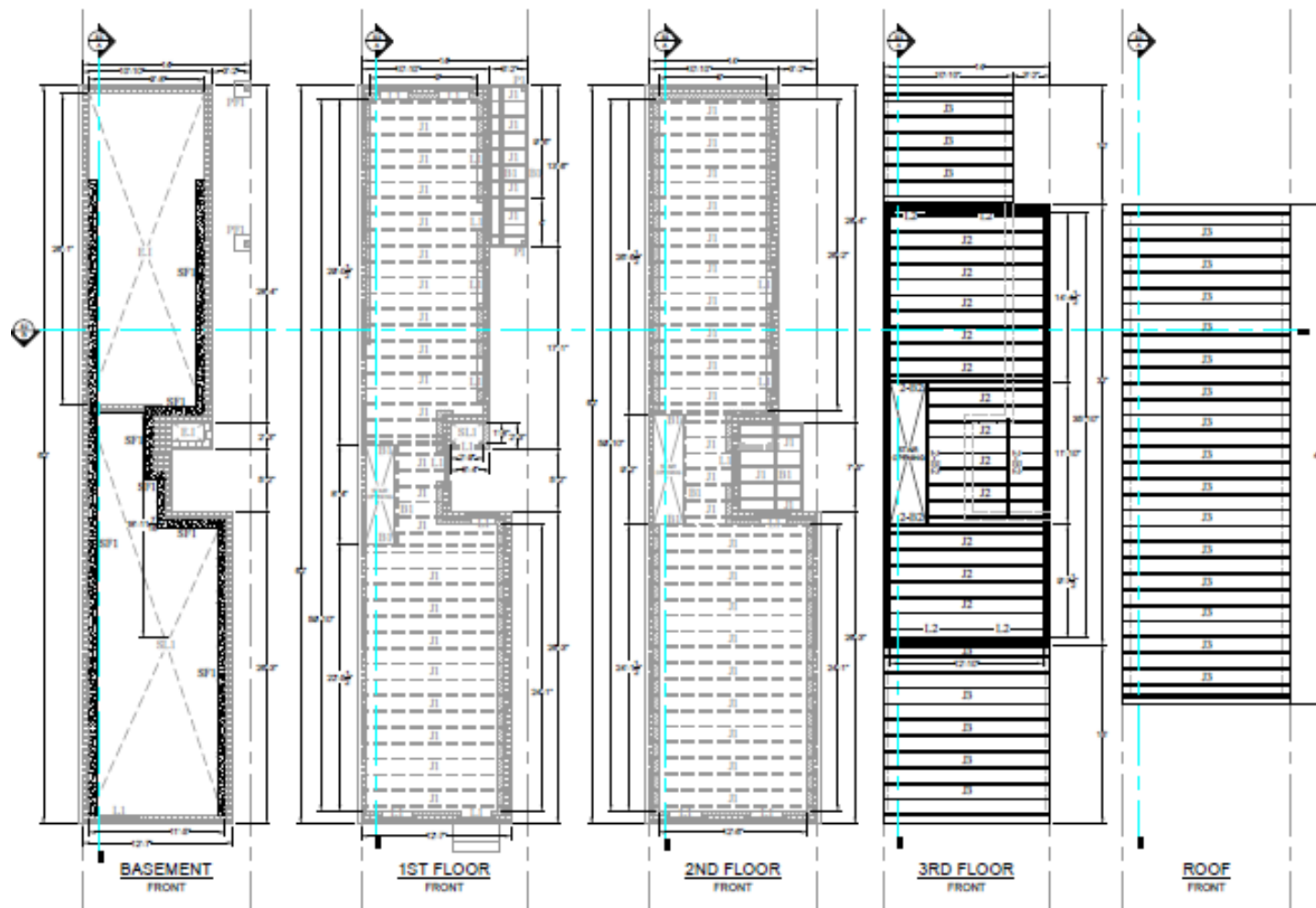
28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



28 Poultney Street – floor plans



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



28 Poultney Street – Framing plan



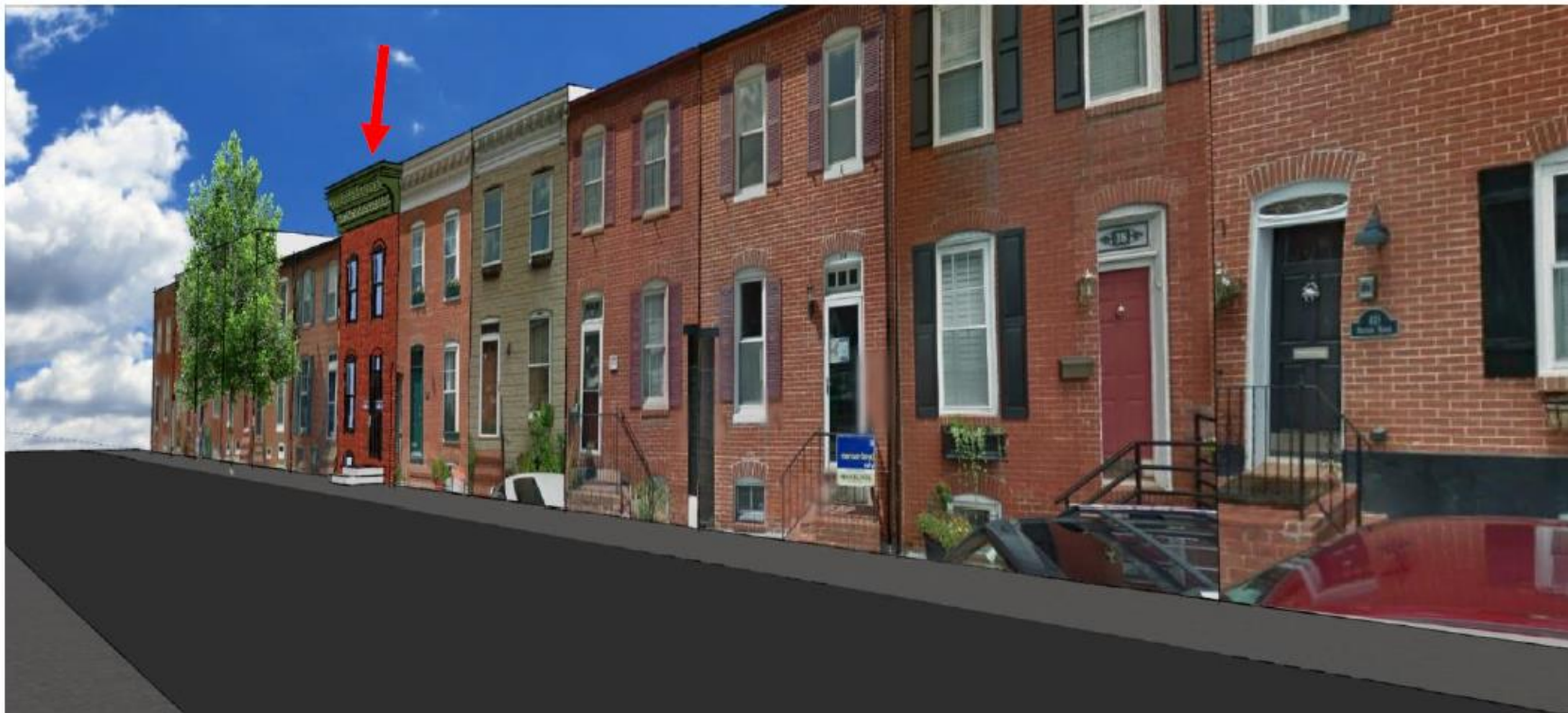
28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



28 Poultney Street, May 7, 2020



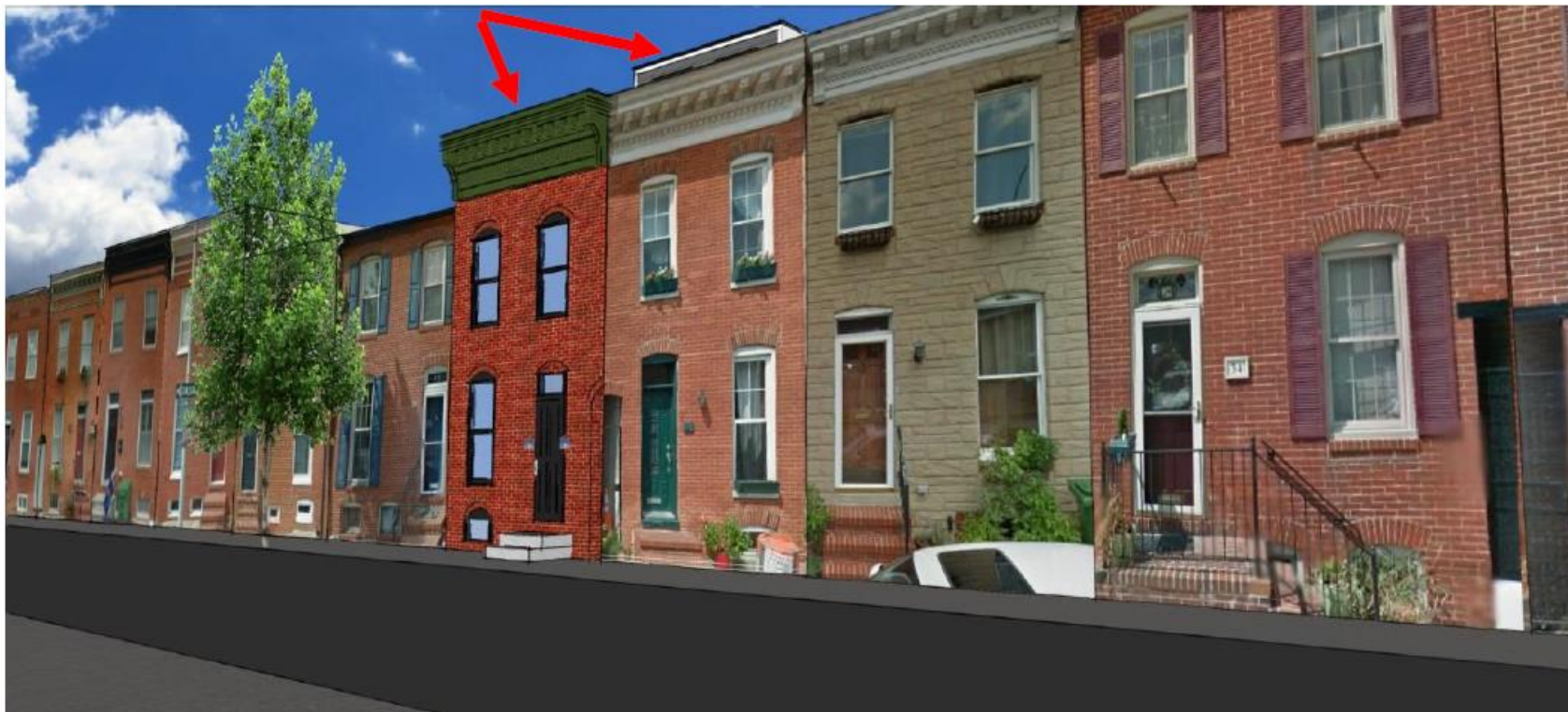
28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



28 Poultney Street looking west - Rendering with 3rd floor addition set back 15 feet



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



28 Poultney Street - Rendering with 3rd floor addition set back 15 feet.



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



28 Poultney Street - Rendering with 3rd floor addition set back 15 feet—with existing tree



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse



28 Poultney Street - Rendering with 3rd floor addition set back 15 feet—without tree.



APPLICATION OF GUIDELINES



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse

1.18 Alterations and Additions

- Proposal compatible with the historic building.
- Simple and understated and set back from the front façade to be minimally visible from the public right-of-way, especially when approached from Light Street.

2.1 Guiding Principles for New Design

- Not attempting to mimic a historic style, nor to call attention to itself.
- Simple contemporary design with flat roof.

2.3 Scale and Form

- Interior floor-to-ceiling height of addition is 8'-10 ½" at the street front.
- First floor of the existing house is 8'-0" high; the second floor is 9'-10 ¼" high.
- Scale of the addition seems to be appropriate.



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse

2.4.5 Roofs

- Existing house has flat roof as does the addition, and so meets the design guideline for compatibility to roof forms in the neighborhood.

2.5.1 Doors and Windows

- Two wood one-over-one windows are proposed for the front elevation of the third-floor addition aligning with the historic window openings at the floor below.
- At rear (not on roof of addition), a deck not visible from the street with one door and one window will be constructed.

2.5.2 Materials

- Addition will be clad in Hardie Plank siding; the windows at the front will be wood. The materials are compatible.



NEIGHBORHOOD COMMENTS



SUMMARY ANALYSIS



28 Poultney Street - Construct 3rd floor addition on 2-story rowhouse

RECOMMENDATION

- **Staff recommends approval.**



June 9th CHAP Hearing

City of Baltimore Commission for Historical and Architectural Preservation



1012-1020 Morton St - Final review of vertical addition

REQUEST: Final Review - Construct three-story vertical addition

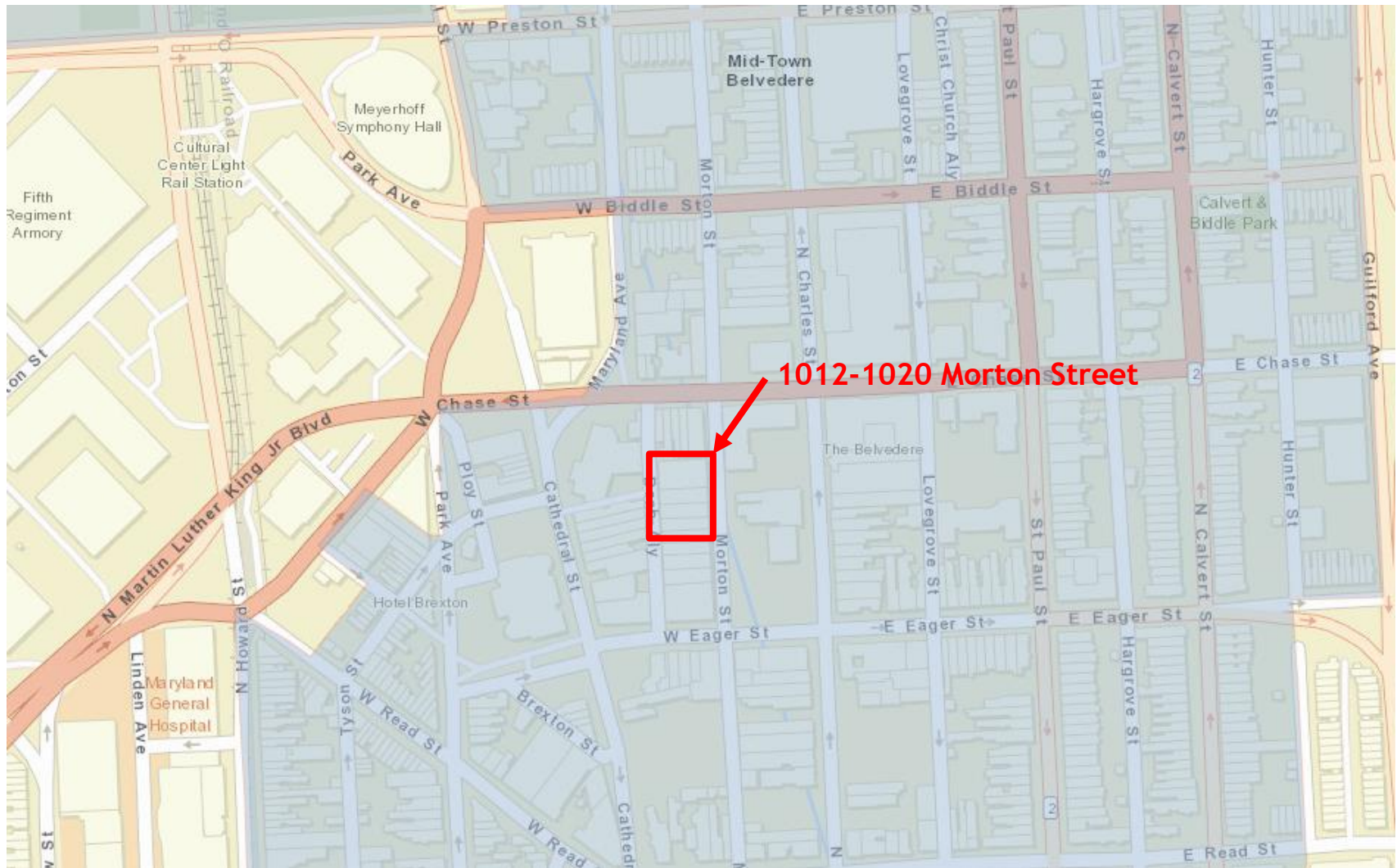
HISTORIC DISTRICT: Mount Vernon

OWNER: Howard Chambers, owner
SM+P, architect

STAFF: Caitlin Audette



1012-1020 Morton St - Final review of vertical addition



1012-1020 Morton Street within the Mount Vernon Historic District



1012-1020 Morton St - Final review of vertical addition

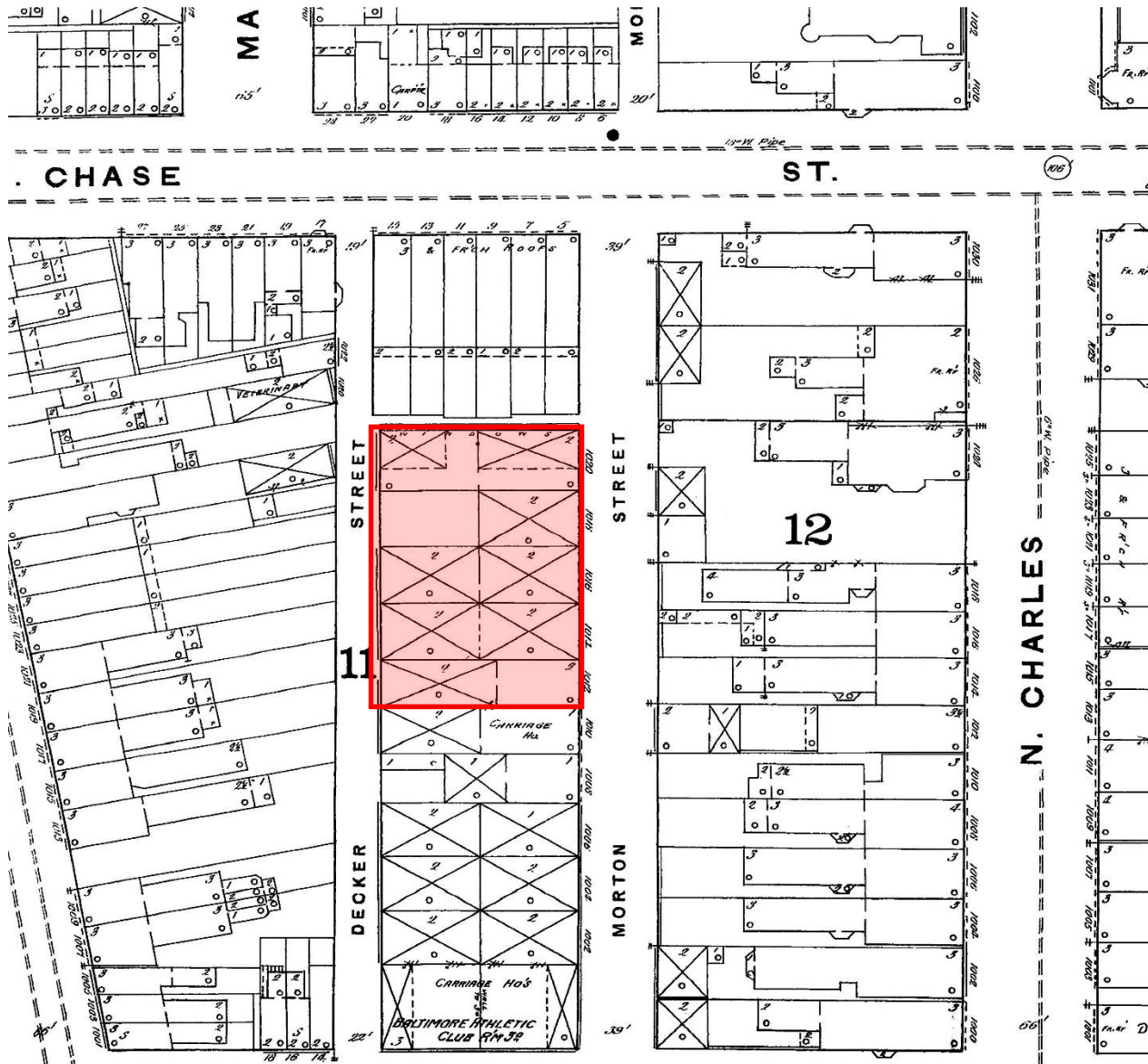


JUNE 9TH CHAP HEARING

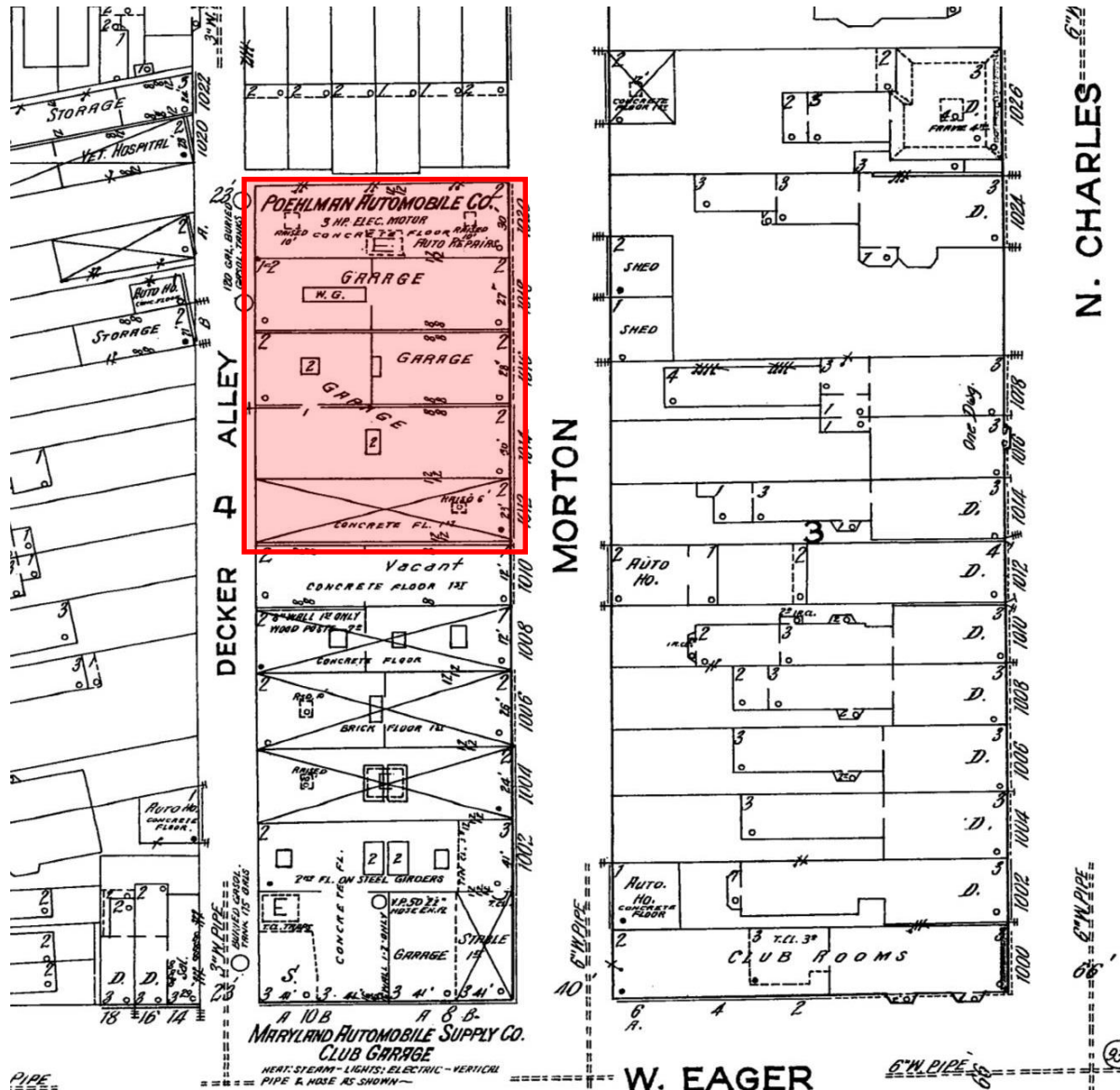


1012-1020 Morton St - Final review of vertical addition

1890 Sanborn Map



1012-1020 Morton St - Final review of vertical addition



1914 Sanborn Map



1012-1020 Morton St - Final review of vertical addition



1012 Morton St.



1014 Morton St.



1016 Morton St.



1018-20 Morton St.

Images of front elevations of buildings



1012-1020 Morton St - Final review of vertical addition



*1018-20 Morton St.
(view from Deab Alley)*



*1018-20, 1016, 1014 & 1012 Morton St
(Left to Right, view from Deab Alley)*

Images of rear elevations of buildings



Background



1012-1020 Morton St - Final review of vertical addition

- **1994** - 1016 Morton Street: Staff approved the replacement of the non-historic windows, installation of transoms and repainting of front elevation.
- **2002** - 1012-1020 Morton Street: Staff approved painting or repointing and cleaning on all facades and installation of new lighting and signage. (under current ownership)
- **2005** - 1012-1020 Morton Street: The property owner proposed the demolition of the buildings for a new condominium building. The owner pulled the item immediately prior to the hearing. (under current ownership)
- **May 9, 2006** - At a CHAP Working Session, the commission discussed the proposal from the current owner to demolish 1018-1020 Morton Street, demolish the rear of 1014 and 1016 Morton Street, and rehabilitate 1012 Morton Street. The commission found that all four properties were contributing to the historic district, though no vote took place. The applicant did not move forward with the proposal.
- **February 12, 2019** - The Commission voted against the proposal to construct a six-story addition (four-stories above the existing roof line) setback 15' from the Morton Street property line.
- **March 2020** - The Commission issued concept approval of the mass and scale with final design to return to the full commission.



Proposal



1012-1020 Morton St - Final review of vertical addition



Rendering of proposal as seen from northwest corner of Charles and Eager Streets



1012-1020 Morton St - Final review of vertical addition

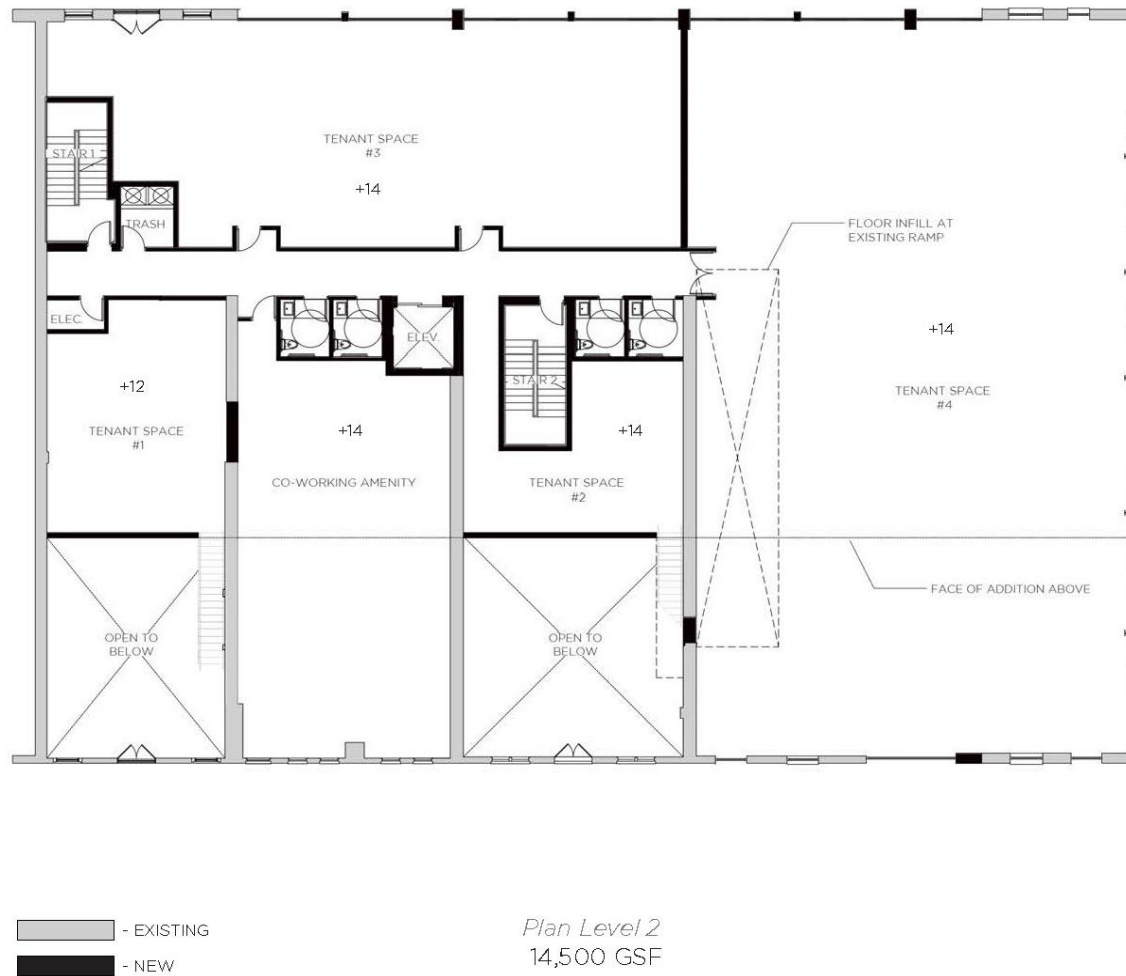


Proposed First Floor Plan



1012-1020 Morton St - Final review of vertical addition

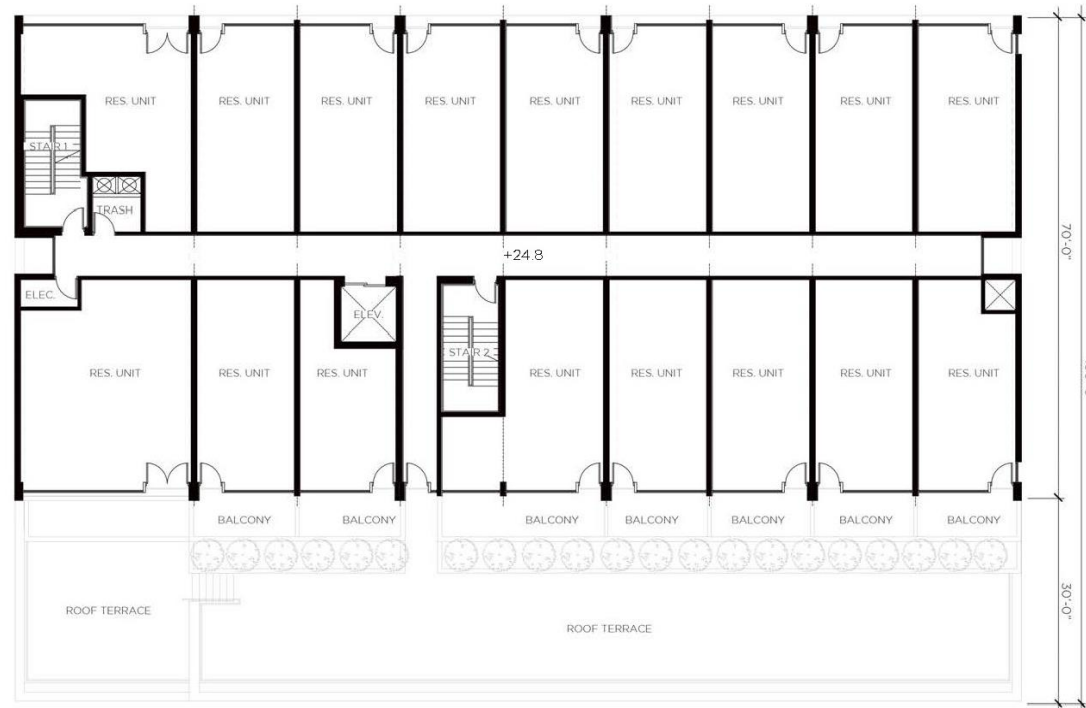
JUNE 9TH CHAP HEARING



Proposed Second Floor Plan



1012-1020 Morton St - Final review of vertical addition



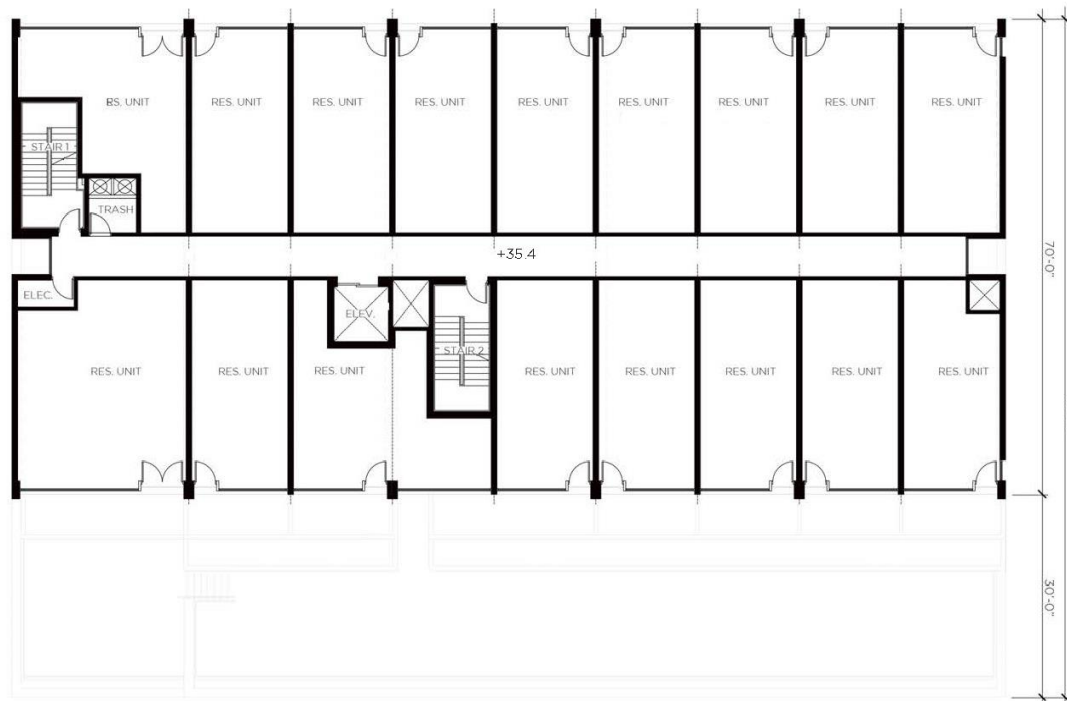
- EXISTING
 - NEW

Plan Level 3
 9,950 GSF (BUILDING)
 3,860 GSF (PLANTERS & TERRACE)

Proposed Third Floor



1012-1020 Morton St - Final review of vertical addition



- EXISTING
 - NEW

Typ. Plan, Level 4 & 5
 9,950 GSF (BUILDING)

Proposed Fourth and Fifth Floors



1012-1020 Morton St - Final review of vertical addition



Perspective - Morton Street looking South

Rendering of proposal as seen from Morton Street looking south



1012-1020 Morton St - Final review of vertical addition



Rendering looking south on Morton Street



1012-1020 Morton St - Final review of vertical addition



Rendering of proposal looking north on Morton Street



1012-1020 Morton St - Final review of vertical addition

JUNE 9TH CHAP HEARING



Rendering of proposal as seen from Ch



1012-1020 Morton St - Final review of vertical addition



Perspective - Morton Street looking North

Rendering of proposal as seen from Morton Street looking north



1012-1020 Morton St - Final review of vertical addition



Rendering looking northwest from Eager Street



1012-1020 Morton St - Final review of vertical addition



Front (East) Elevation



1012-1020 Morton St - Final review of vertical addition



South Elevation



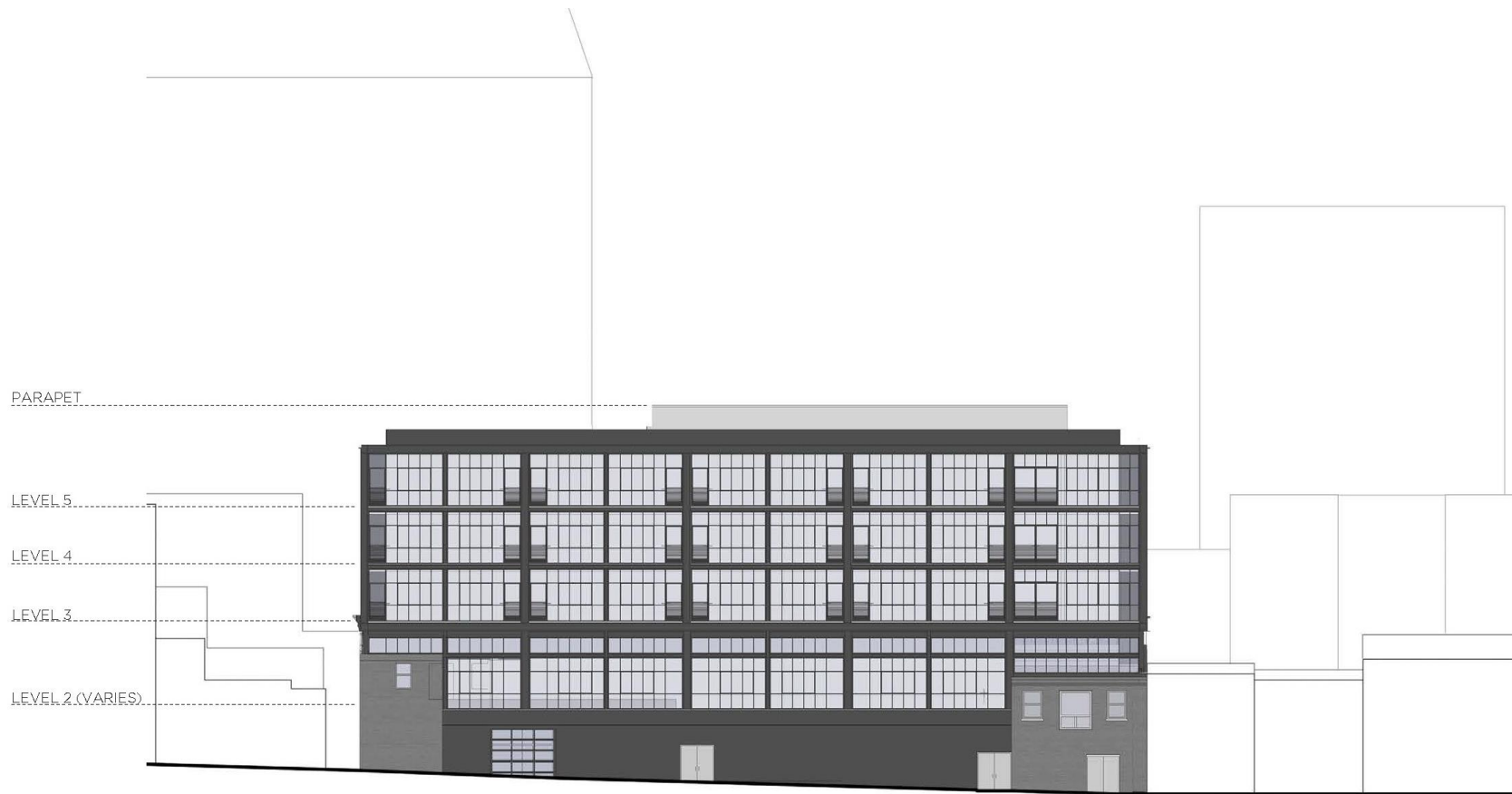
1012-1020 Morton St - Final review of vertical addition



North elevation



1012-1020 Morton St - Final review of vertical addition



Rear (West) Elevation



1012-1020 Morton St - Final review of vertical addition



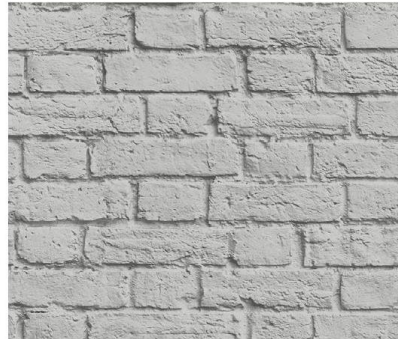
Rendering of proposal looking north up Deab Alley



1012-1020 Morton St - Final review of vertical addition



NEW BRICK



EXISTING BRICK - PAINTED



STEEL RAILING



NARROW STYLE BLACK METAL WINDOWS



STEEL FACADE FRAMEWORK



NEW BRICK - GLEN GERY SIOUX CITY BRICK



C-CHANNEL BLACK METAL CANOPIES



BLACKENED STEEL

SIERRA PACIFIC HISTORIC WOOD REPLACEMENT WINDOWS

Materials



1012-1020 Morton St - Final review of vertical addition

PRECEDENTS



CHAP Hearing June 9, 2020

1012-1018 Morton St. Redevelopment

SM+P



1012-1020 Morton St - Final review of vertical addition

PRECEDENTS



CHAP Hearing June 9, 2020

1012-1018 Morton St. Redevelopment

SM+P



Application of Guidelines



1012-1020 Morton St - Final review of vertical addition

Guideline 1.1: Identifying and Preserving Historic Building Fabric:

- The guideline states, “Retain character-defining features, such as roof shape, openings for doors and windows, and unique detailing, when repairing, maintaining, or altering a historic building.”
- The proposal to retain the historic elevations along Morton Street meets this guideline, including the modification to the design at 1018-1020 Morton Street.

Guideline 2.1 Guiding Principles for New Design:

- The guideline states, “Contemporary architectural design that reflects its current time, place, use, and culture is accepted, provided that the design is compatible with the character of the historic district.”
- The proposed new construction is contemporary in design. The location is deeply set back from the front elevation, and the design is simple with clean lines. This meets the guidelines, as the proposal is compatible and secondary to the more elaborate historic carriage house elevations fronting Morton Street. The one area that doesn't meet the guidelines is the visibility of the roof terrace at 1012 Morton Street. Due to the lower building height the proposed roof terrace is highly visible.



1012-1020 Morton St - Final review of vertical addition

Guideline 2.4 Building Features:

- The proposal makes use of existing openings at the front elevation for both pedestrian and vehicular entrances. These entrances will be enhanced by the use of a canopy at the primary entrance at 1014 Morton, as well as lighting and signage at most entrances. At 1018-1020 Morton, one garage entrance will be modified to be a pedestrian entrance and large-scale sliding doors will be added to the remaining garage entry.

Guideline 2.5 Materials and Detailing:

- The proposal includes steel framework, gray brick, black metal railing with horizontal members, blackened steel, c-channel steel canopies, and metal windows. The general information on the materials meets the guidelines for compatibility of character. However, more information on the specific details of each material must be provided to staff.



Neighborhood Comments



Analysis



1012-1020 Morton St - Final review of vertical addition

Recommendation:

Staff recommends final approval of the proposal with the condition that the applicant modify the roof terrace at 1012 Morton to be further set back from Morton Street and that further details on materials return to staff.



June 9th CHAP Hearing

City of Baltimore Commission for Historical and Architectural Preservation

